

Fill in this information to identify the case:

United States Bankruptcy Court for the:

District of Nevada
(State)
Case number (if known): _____ Chapter 7 Check if this is an amended filing**Official Form 205****Involuntary Petition Against a Non-Individual**

12/15

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against an individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed**1. Chapter of the Bankruptcy Code**

Check one:

Chapter 7
 Chapter 11

Part 2: Identify the Debtor**2. Debtor's name**Desert Land, LLC**3. Other names you know the debtor has used in the last 8 years**Desert Land LLC

Include any assumed names, trade names, or *doing business as* names.

4. Debtor's federal Employer Identification Number (EIN) Unknown

EIN

5. Debtor's address**Principal place of business****Mailing address, if different**

10181 Park Run Drive

Number Street

Number Street

Suite 200

P.O. Box

Las Vegas

NV

89145

City

State

ZIP Code

Clark
County**Location of principal assets, if different from principal place of business**3953 Las Vegas Blvd. South
Number StreetParadise NV 89119
City State ZIP Code

Debtor	Desert Land, LLC Name	Case number (if known)
6. Debtor's website (URL) _____		
7. Type of debtor		
<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other type of debtor. Specify: _____		
8. Type of debtor's business		
<i>Check one:</i> <input type="checkbox"/> Health Care Business (as defined in 11 U.S.C. § 101(27A)) <input type="checkbox"/> Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) <input type="checkbox"/> Railroad (as defined in 11 U.S.C. § 101(44)) <input type="checkbox"/> Stockbroker (as defined in 11 U.S.C. § 101(53A)) <input type="checkbox"/> Commodity Broker (as defined in 11 U.S.C. § 101(6)) <input type="checkbox"/> Clearing Bank (as defined in 11 U.S.C. § 781(3)) <input type="checkbox"/> None of the types of business listed. <input checked="" type="checkbox"/> Unknown type of business.		
9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Debtor _____ Relationship _____ District _____ Date filed _____ MM / DD / YYYY Case number, if known _____ Debtor _____ Relationship _____ District _____ Date filed _____ MM / DD / YYYY Case number, if known _____		
Part 3: Report About the Case		
10. Venue		
<i>Check one:</i> <input checked="" type="checkbox"/> Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district. <input type="checkbox"/> A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.		
11. Allegations		
Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b). The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).		
<i>At least one box must be checked:</i>		
<input checked="" type="checkbox"/> The debtor is generally not paying its debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount. <input type="checkbox"/> Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or an agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.		
12. Has there been a transfer of any claim against the debtor by or to any petitioner?		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).		

Debtor	Desert Land, LLC Name	Case number (if known)
13. Each petitioner's claim	Name of petitioner	Nature of petitioner's claim
	Bradley J. Busbin, as Trustee of the Gonzales Charitable Remainder Unitrust One	Judgment / All Rights Under Prior Bankruptcy Plan
		Total of petitioners' claims
		\$ 13,177,708.33

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at the top of each sheet. Following the format of this form, set out the information required in Parts 3 and 4 of the form for each additional petitioning creditor, the petitioner's claim, the petitioner's representative, and the petitioner's attorney. Include the statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

Part 4: Request for Relief

WARNING – Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

Petitioners or Petitioners' Representative

Attorneys

Name and mailing address of petitioner

Bradley J. Busbin, as Trustee
Name
2295 S. Hiawassee Road, Suite 207
Number Street
Orlando FL 32835
City State ZIP Code

Jamie P. Dreher

Printed name

Downey Brand LLP
Firm name, if any

5421 Kietzke Lane, Suite 100
Number Street

Reno, NV 89511
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Name
Number Street
City State ZIP Code

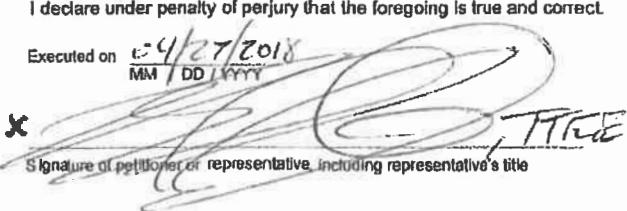
Contact phone 916-520-5478 Email

Bar number 8794

State NV

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 04/27/2018
MM / DD / YYYY


X
Signature of petitioner or representative, including representative's title

Signature of attorney

Date signed

04/27/2018

MM / DD / YYYY

Debtor Desert Land, LLC Name Case number (if known) _____

Name and mailing address of petitioner

Name _____

Number Street _____

City _____ State _____ ZIP Code _____

Name and mailing address of petitioner's representative, if any

Name _____

Number Street _____

City _____ State _____ ZIP Code _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on MM / DD / YYYY

x

Signature of petitioner or representative, including representative's title

Mark Wray

Printed name

Law Offices of Mark Wray

Firm name, if any

608 Lander Street

Number Street _____

Reno _____ NV _____ 89509

City _____ State _____ ZIP Code _____

Contact phone 775-348-8877 Email _____

Bar number 4425

State NV

x Mark Wray
 Signature of attorney
 Date signed 4/27/18
 MM / DD / YYYY

Name and mailing address of petitioner

Name _____

Number Street _____

City _____ State _____ ZIP Code _____

Name and mailing address of petitioner's representative, if any

Name _____

Number Street _____

City _____ State _____ ZIP Code _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on MM / DD / YYYY

x

Signature of petitioner or representative, including representative's title

Printed name

Firm name, if any

Number Street _____

City _____ State _____ ZIP Code _____

Contact phone _____ Email _____

Bar number _____

State _____

x
 Signature of attorney
 Date signed MM / DD / YYYY

Bradley J. Busbin
2295 S. Hiawassee Rd., Ste. 207
Orlando, FL 32835

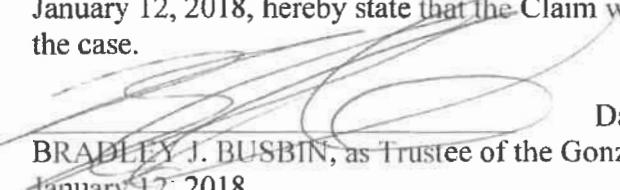
April 27, 2018

On April 25, 2018, Tom Gonzales was awarded a judgment in the amount of \$13,177,708.33, in the case of *Gonzales vs. Desert Land, LLC et al.* in the United State District Court, District of Nevada (Case Number 2:15-cv-00915-RCJ-VPC) ("Judgment").

On April 27, 2018, as set forth in the attached Assignment and Acceptance Agreement, Tom Gonzales assigned his right, title, and interest in the Judgment to Bradley J. Busbin, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018. The assignment was made for the purposes of estate planning and administrative convenience.

I, Bradley J. Busbin, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018, hereby state that the Claim was not transferred for the purpose of commencing the case.

Date: 4/27/2018


BRADLEY J. BUSBIN, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018

Assignment and Acceptance Agreement

THIS ASSIGNMENT AND ACCEPTANCE AGREEMENT (this "Agreement") is entered into the 27th day of April, 2018, by and between TOM GONZALES ("Assignor"), and BRADLEY J. BUSBIN, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018, whose address is 2295 S. Hiawassee Road, Suite 207, Orlando, Florida 32835 ("Assignee").

WHEREAS, Assignor is Plaintiff and has been awarded a judgment entered the 25th day of April, 2018, in the amount of \$13,177,708.33, in the case of *Gonzales vs. Desert Land, LLC et al.* in the United States District Court, District of Nevada (Case Number 2:15-cv-00915-RCJ-VPC) ("Judgment") and

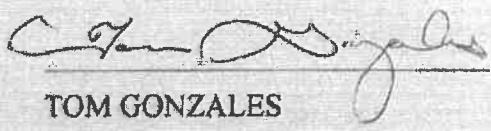
WHEREAS, Assignor desires to assign, transfer and sell to Assignee all of his interest in the Judgment.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to Assignee all of the Assignor's right, title and interest in and to the Judgment.
2. Acceptance. Assignee: (a) accepts the assignment of all of Assignor's right, title and interest in and to the Judgment.
3. Governing Law. This Agreement and all other instruments referred to herein shall be governed by, and shall be construed according to, the laws of the State of Florida, without regard to conflict of law rules.

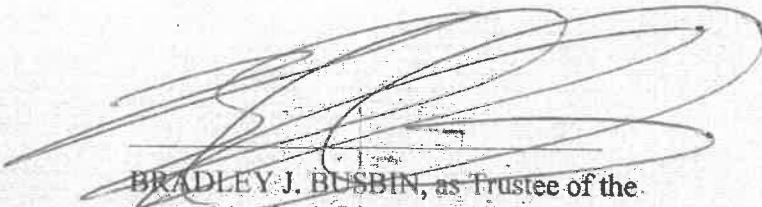
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

Assignor:



TOM GONZALES

Assignee:



BRADLEY J. BUSBIN, as Trustee of the
Gonzales Charitable Remainder Unitrust
One, dated January 12, 2018